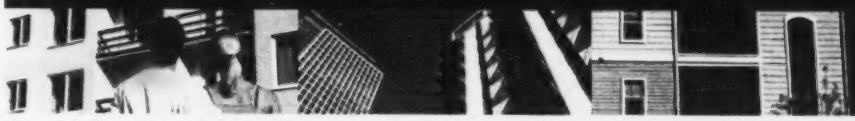
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Québec* Highlights



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Figure 1

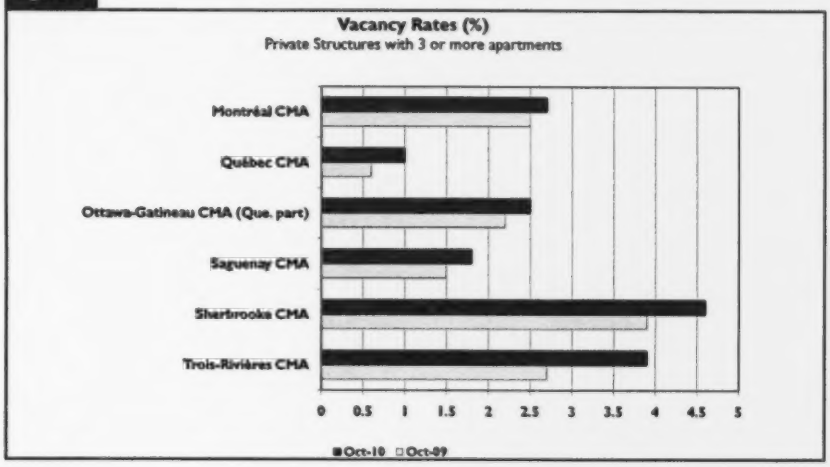
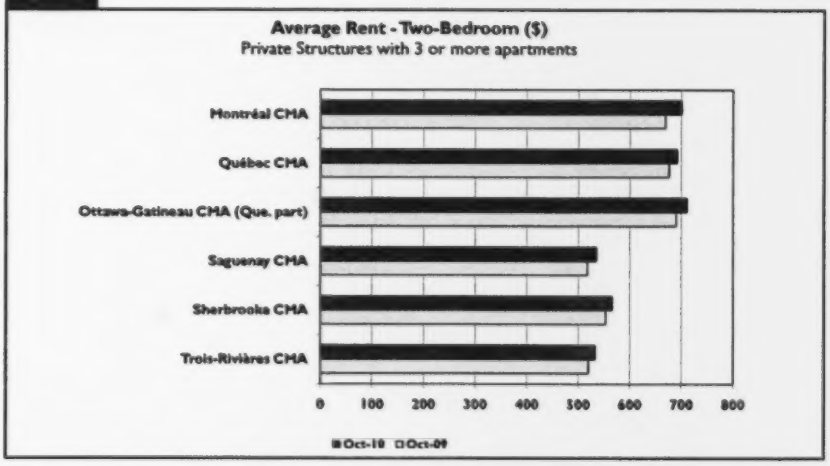


Figure 2



*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- Vacancy rate up slightly
- Supply and demand remain stable
- Conditions ease slightly for large apartments

Vacancy rate up slightly

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC), the overall vacancy rate for Quebec's urban centres rose slightly this year, edging up to 2.7 per cent in October 2010, compared to 2.4 per cent a year earlier. This small change mirrored the conditions observed in most major centres of the province.

According to the survey results, Quebec's six census metropolitan areas (CMAs) registered increases in their vacancy rates, but the results were statistically significant in only three cases (Québec, Trois-Rivières and Sherbrooke). Elsewhere in the province, rental market conditions were relatively stable, as most of the vacancy rate changes, whether up or down, were equal to or less than one percentage point.

Supply and demand remain stable

The small change in the vacancy rate in Quebec reflected the stable rental housing supply and demand during the past twelve months. In fact, supply remained generally stagnant over the past year. Investors still prefer the more profitable condominium and retirement home segments.

Rental housing demand, for its part, also remained unchanged this year. However, this was likely due to two phenomena with opposing effects: the movement to homeownership and the formation of renter households.

On the one hand, the economic recovery and favourable financing conditions accelerated the movement to homeownership and, in so doing, reduced demand for rental housing. On the other hand, over the same period, strong net migration and job creation among young people encouraged the formation of renter households.

Conditions ease slightly for large apartments

For several years, signs of a stronger demand for larger units had been observed on the Quebec market. This was associated with a boom in net migration and a slowdown in the movement to homeownership. This year, the survey results reflected the same phenomenon, but to a lesser extent, as the movement to homeownership picked up somewhat and immigration slowed down. A marginal easing of market conditions in the larger apartment category was observed, such that the vacancy rate gap between bachelor units and three-bedroom apartments narrowed slightly (see table).

Rents

The average rent for all Quebec urban centres reached $648 in October this year. The averages were $504 for bachelor apartments and $783 for three-bedroom units. When excluding new structures, it is estimated that, since October 2009, the average rent in Quebec has risen by about 3 per cent. The estimated changes in rents varied between 2.1 per cent and 2.7 per cent in the CMAs.

CMHC's affordability indicator

CMHC's affordability indicator remained relatively stable this fall but did decrease in the Saguenay, Trois-Rivières and Montréal CMAs. Still, Quebec's major urban centres continued to have the most affordable rental markets in the country. However, others have joined them. In Alberta, in fact, the rental markets in Calgary and Edmonton have now reached levels comparable to those of Quebec's major centres (see table).

Rental condominiums

According to the Secondary Rental Market Survey results, about 9.4 per cent (10,081 units) of the condominiums in the Montréal CMA were rental units in October 2010, while the proportion was 8.1 per cent (1,766 units) in the Québec CMA. In the Montréal area, the vacancy rate for dwellings of this type rose from 2.7 per cent last year to 4.2 per cent this year. This increase was due to the rise in the supply of rental condominiums and also to the impact of the movement to homeownership.

Less tight than the traditional rental market, the rental condominium market remained stable (with a vacancy rate of 1.7 per cent) in the Québec CMA.

As for the differences in rents between rental condominiums and traditional rental housing units, two facts are noteworthy: first, this gap was generally wider in the Montréal CMA (65 per cent) than in the Québec CMA (34 per cent) and, second, in Montréal, this gap was widest for two-bedroom apartments (63 per cent, compared to 59 per cent for one-bedroom apartments and 55 per cent for three-bedroom units).

Around the province

Although up slightly in the province overall, the vacancy rate remained relatively stable in the Montréal CMA. In fact, the vacancy rate there edged up by just two tenths of a point, reaching 2.7 per cent in October 2010. This result reflected a stable demand and supply. On the demand side, the favourable economic and demographic conditions gave rise to dynamics that offset each other in the end: a strong movement to homeownership and the formation of renter households. On the supply side, there have been few rental housing starts in recent years. The estimated change in the rents charged in existing structures between October 2009 and October 2010 reached an average of 3.4 per cent.

The rental market eased slightly in the Québec CMA, as the vacancy rate rose from 0.6 per cent in October 2009 to 1.0 per cent this past October. The increase in supply between the last two surveys and the movement to homeownership contributed to this result. Despite this increase, the area still had the tightest rental market in the province. The easing was more notable in the case of bachelor apartments. And, the estimated change in the average rent

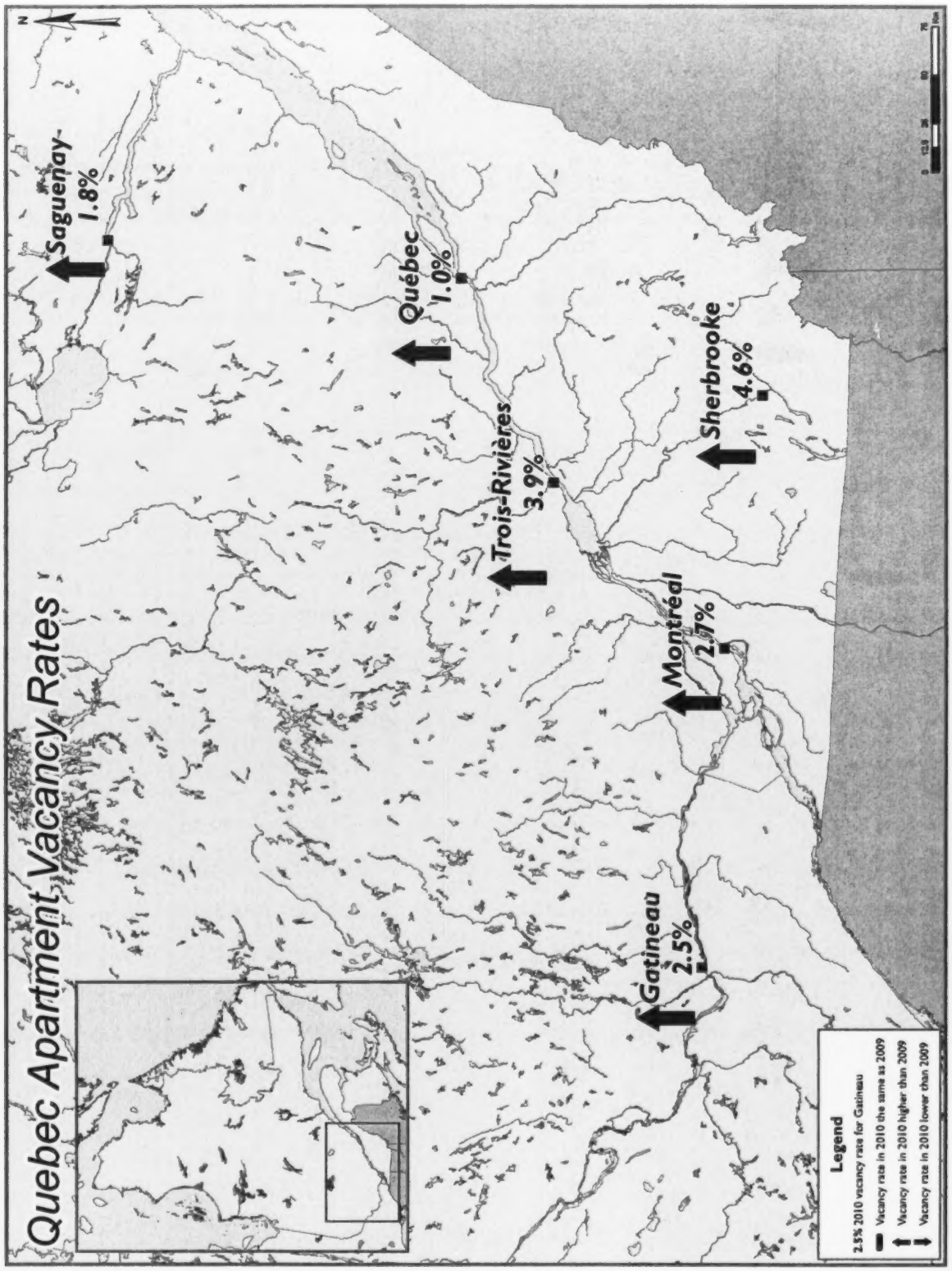
was 2.3 per cent.

No significant change was observed in the Quebec part of the Ottawa-Gatineau CMA, where the vacancy rate reached 2.5 per cent in October 2010. The small year-over-year change resulted from two opposing key factors: the continued homeownership trend and the strong migration to the area. As a result, the estimated change in the average rent remained stable this fall (+2.1 per cent).

In the Sherbrooke CMA, the rental market further eased this fall. The vacancy rate, estimated at 4.6 per cent in October 2010, was among the highest in the province's major centres. As in recent years, the vacancy rate increase recorded in the Sherbrooke CMA in 2010 resulted mainly from a slowdown in demand for rental housing. Supply, for its part, rose by only 1 per cent between the last two surveys.

An abundant supply of new units and a decline in demand contributed to the easing of the rental market in the Trois-Rivières CMA. In fact, the vacancy rate there reached 3.9 per cent in October 2010, compared to 2.7 per cent a year earlier. While migration was still strong, the steady pace of construction caused supply to rise faster than demand. The estimated change in the average rent for two-bedroom apartments attained 2.4 per cent.

In the Saguenay area, market conditions remained stable in October 2010, compared to October 2009. The estimated vacancy rate reached 1.8 per cent. This stability reflected the concurrent increase in supply and demand in the area. The estimated change in the average rent for units contained in existing structures reached 2.4 per cent between the October 2009 and October 2010 surveys.


Quebec Apartment Vacancy Rates
Saguenay
1.8%
Québec
1.0%
Trois-Rivières
3.9%
Sherbrooke
4.6%
Montréal
2.7%
Gatineau
2.5%
Legend
2.5% 2010 vacancy rate for Gatineau
Vacancy rate in 2010 the same as 2009
Vacancy rate in 2010 higher than 2009
Vacancy rate in 2010 lower than 2009

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1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Ottawa-Gatineau CMA (Que. part)	3.2 d	4.5 d	2.2 b	2.3 b	2.4 a	2.2 b	1.6 c	3.4 d	2.2 a	2.5 a
Montréal CMA	3.7 b	3.8 b	3.2 a	3.3 a	2.0 a	2.3 a	1.7 b	2.1 b	2.5 a	2.7 a
Québec CMA	1.6 c	1.9 b	0.9 a	1.0 a	0.4 a	0.9 a	0.1 a	0.8 a	0.6 a	1.0 a
Saguenay CMA	4.7 d	3.9 d	1.3 a	2.4 b	1.4 a	1.5 a	1.7 b	1.7 b	1.5 a	1.8 a
Sherbrooke CMA	4.0 b	6.2 b	4.3 a	4.1 b	3.9 a	4.8 a	3.7 b	4.1 b	3.9 a	4.6 a
Trois-Rivières CMA	7.3 c	7.3 c	4.3 b	5.3 b	1.6 b	3.1 b	2.2 b	3.7 c	2.7 a	3.9 a
Québec CMAs	3.6 b	3.8 b	2.9 a	3.1 a	1.9 a	2.3 a	1.6 a	2.2 a	2.1 a	2.6 a
Québec CA 50,000-99,999	9.4 b	7.7 b	4.7 b	4.9 b	2.6 a	3.9 b	3.0 b	3.8 b	3.5 a	4.3 a
Québec CA 10,000-49,999	5.5 a	5.3 a	3.6 a	3.5 a	2.5 a	2.8 a	2.2 a	2.7 a	2.9 a	3.1 a
Québec 10,000+	3.9 b	4.0 a	3.0 a	3.2 a	2.0 a	2.4 a	1.8 a	2.4 a	2.4 a	2.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Ottawa-Gatineau CMA (Que. part)	511 a	518 a	590 a	606 a	690 a	711 a	791 a	808 a	669 a	691 a
Montréal CMA	514 a	526 a	604 a	627 a	669 a	700 a	812 a	860 a	650 a	680 a
Québec CMA	472 a	492 a	582 a	600 a	676 a	692 a	795 a	824 a	655 a	675 a
Saguenay CMA	354 a	366 a	425 a	430 a	518 a	535 a	558 a	586 a	496 a	514 a
Sherbrooke CMA	379 a	383 a	442 a	452 a	553 a	566 a	669 a	680 a	534 a	550 a
Trois-Rivières CMA	347 a	353 a	426 a	439 a	520 a	533 a	564 a	579 a	498 a	513 a
Québec CMAs	502 a	515 a	587 a	609 a	658 a	685 a	783 a	821 a	639 a	666 a
Québec CA 50,000-99,999	383 a	387 a	447 a	464 a	533 a	550 a	578 a	600 a	517 a	535 a
Québec CA 10,000-49,999	368 a	379 a	423 a	433 a	511 a	526 a	561 a	577 a	489 a	502 a
Québec 10,000+	492 a	504 a	573 a	593 a	640 a	666 a	748 a	783 a	623 a	648 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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1.1.3_1 Number of Private Apartment Units Vacant and Universe in October 2010 by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Ottawa-Gatineau CMA (Que. part)	36 d	788	116 b	5,082	245 b	11,033	101 d	2,970	498 a	19,874
Montréal CMA	1,733 b	45,473	4,443 a	136,183	4,948 a	213,963	1,159 b	54,397	12,283 a	450,017
Québec CMA	79 b	4,137	192 a	19,299	346 a	38,593	87 a	10,479	705 a	72,508
Saguenay CMA	10 d	260	48 b	2,011	60 a	4,087	26 b	1,537	145 a	7,896
Sherbrooke CMA	150 b	2,423	297 b	7,177	765 a	16,063	255 b	6,269	1,467 a	31,932
Trois-Rivières CMA	45 c	610	224 b	4,248	249 b	8,079	138 c	3,779	657 a	16,716
Québec CMAs	2,052 b	53,692	5,322 a	174,002	6,613 a	291,610	1,767 a	79,431	15,754 a	598,943
Québec CA 50,000-99,999	130 b	1,692	370 b	7,503	694 b	17,871	279 b	7,395	1,472 a	34,462
Québec CA 10,000-49,999	171 a	3,192	402 a	11,619	680 a	24,695	210 a	7,728	1,463 a	47,234
Québec 10,000+	2,353 a	58,577	6,093 a	193,124	7,987 a	334,384	2,257 a	94,554	18,690 a	680,639

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1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Ottawa-Gatineau CMA (Que. part)	3.2 d	5.1 d	3.0 c	2.9 a	2.7 a	2.8 a	1.6 c	4.0 c	2.7 a	3.1 b
Montréal CMA	4.8 b	4.4 b	4.1 a	3.9 a	2.7 a	2.7 a	2.1 b	2.4 a	3.3 a	3.2 a
Québec CMA	2.3 c	2.5 b	1.4 a	1.3 a	0.8 a	1.1 a	0.5 a	1.1 a	1.0 a	1.2 a
Saguenay CMA	5.2 d	3.9 d	2.9 b	2.5 b	2.1 b	1.7 a	1.8 b	2.2 b	2.4 a	2.1 a
Sherbrooke CMA	4.3 b	6.5 b	4.8 a	4.3 b	4.1 a	5.0 a	4.1 b	4.2 b	4.3 a	4.8 a
Trois-Rivières CMA	7.5 c	7.6 c	4.6 b	6.1 b	2.1 b	3.2 b	2.5 b	4.1 c	3.0 b	4.3 a
Québec CMAs	4.6 b	4.4 b	3.8 a	3.6 a	2.5 a	2.6 a	2.0 a	2.5 a	3.0 a	3.1 a
Québec CA 50,000-99,999	10.2 c	8.1 b	5.1 b	5.2 b	2.9 a	4.2 b	3.4 c	4.1 b	3.9 a	4.6 a
Québec CA 10,000-49,999	6.1 a	5.7 a	4.0 a	3.9 a	2.7 a	3.2 a	2.5 a	3.0 a	3.2 a	3.5 a
Québec 10,000+	4.9 a	4.6 a	3.9 a	3.7 a	2.6 a	2.8 a	2.2 a	2.7 a	3.1 a	3.2 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Ottawa-Gatineau CMA (Que. part)	3.7 c	3.7 b	2.7 b	2.3 a	2.4 a	2.2 a	2.1 a	2.4 a	2.4 a	2.1 a
Montréal CMA	2.6 a	3.9 b	2.9 a	3.3 b	2.6 a	3.1 b	3.2 c	2.4 c	2.7 a	3.4 a
Québec CMA	4.7 b	2.3 b	4.2 b	2.5 a	3.5 c	2.6 a	3.5 b	2.2 b	3.7 b	2.3 a
Saguenay CMA	++	3.2 d	2.3 c	3.3 c	4.0 b	2.1 b	3.9 b	3.0 b	3.4 b	2.4 b
Sherbrooke CMA	3.1 c	1.8 c	2.4 b	2.7 b	2.8 a	2.6 a	2.0 b	4.5 c	2.4 a	2.7 a
Trois-Rivières CMA	++	2.4 c	3.3 c	1.8 c	2.1 b	2.2 b	1.4 a	2.5 b	2.1 b	2.4 b
Québec CMAs	2.9 a	3.7 b	3.0 b	3.1 a	2.8 a	3.0 a	3.0 c	2.6 b	2.8 a	3.1 a
Québec CA 50,000-99,999	3.3 c	1.7 c	4.0 b	1.9 b	3.8 b	2.2 a	2.9 b	2.2 b	3.6 b	2.5 a
Québec CA 10,000-49,999	3.9 b	2.2 a	3.3 a	2.8 a	2.6 a	2.2 a	2.2 a	2.8 a	2.5 a	2.3 a
Québec 10,000+	2.9 a	3.6 b	3.1 b	3.1 a	2.8 a	2.9 a	3.0 a	2.6 b	2.8 a	3.0 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Amos CA	**	3.7 d	1.0 a	1.3 a	0.4 a	0.7 a	0.0 b	0.0 b	0.6 a	0.8 a
Rouyn-Noranda CA	2.2 a	1.6 c	1.2 a	0.7 a	0.4 a	0.3 a	0.3 a	0.0 b	0.8 a	0.5 a
Val d'Or	0.0 a	0.0 a	0.0 a	0.0 a	0.0 a	0.0 b	0.0 a	0.0 b	0.0 a	0.0 b

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Amos CA	346 a	351 a	375 a	394 a	467 a	483 a	518 a	538 a	458 a	470 a
Rouyn-Noranda CA	346 a	365 a	409 a	417 a	499 a	513 a	574 a	599 a	470 a	484 a
Val d'Or	386 a	389 a	398 a	408 a	485 a	499 a	561 a	567 a	478 a	485 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units Vacant and Universe in October 2010
by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Amos CA	1 d	29	3 a	241	3 a	491	0 b	218	7 a	978
Rouyn-Noranda CA	5 c	310	5 a	738	4 a	1,399	0 b	377	14 a	2,824
Val d'Or	0 a	256	0 a	525	0 b	980	0 b	603	0 b	2,364

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Amos CA	**	3.7 d	1.0 a	1.3 a	0.6 a	0.7 a	0.0 b	0.0 b	0.7 a	0.8 a
Rouyn-Noranda CA	2.5 a	1.9 b	1.2 a	0.7 a	0.4 a	0.3 a	0.3 a	0.3 a	0.8 a	0.6 a
Val d'Or	2.0 a	0.8 a	2.1 a	1.0 a	0.3 a	0.3 a	0.0 a	0.3 a	0.8 a	0.5 a

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Amos CA	**	-4.9 d	3.8 c	5.2 c	2.6 a	3.9 b	3.6 b	3.5 c	3.4 b	3.9 b
Rouyn-Noranda CA	3.6 c	++	4.5 b	3.2 b	3.1 b	2.3 a	3.7 b	1.4 a	2.7 a	3.1 a
Val d'Or	**	7.4 b	4.1 b	2.5 a	3.3 a	2.3 a	3.6 a	2.3 a	3.1 a	2.3 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Drummondville CA	7.9 b	5.4 b	4.7 c	4.6 c	2.4 c	3.7 c	3.9 d	4.2 d	3.8 b	4.2 b
Zone 1-Drummondville	7.9 b	5.2 b	4.7 c	4.6 c	2.4 c	3.7 c	3.5 d	3.9 d	3.7 b	4.1 b
Zone 2-Peripheral Sectors	**	**	**	n/s	**	3.1 c	11.7 d	10.6 a	**	8.3 b
Victoriaville CA	13.2 c	11.6 c	3.9 b	5.5 c	2.9 b	2.8 a	3.5 c	4.3 c	4.0 b	4.4 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Drummondville CA	356 a	361 a	475 a	480 a	528 a	539 a	577 a	599 a	517 a	529 a
Zone 1-Drummondville	357 a	362 a	475 a	480 a	528 a	539 a	581 a	604 a	518 a	529 a
Zone 2-Peripheral Sectors	**	**	**	n/s	492 a	511 a	478 a	523 a	477 a	515 a
Victoriaville CA	314 a	316 a	380 a	393 a	478 a	488 a	557 a	565 a	462 a	473 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_3 Number of Private Apartment Units Vacant and Universe in October 2010 by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Drummondville CA	31 b	563	87 c	1,881	119 c	3,241	86 d	2,048	322 b	7,733
Zone 1-Drummondville	29 b	559	87 c	1,881	117 c	3,176	75 d	1,949	309 b	7,565
Zone 2-Peripheral Sectors	**	**	n/s	n/s	2 c	65	10 a	99	14 b	168
Victoriaville CA	36 c	307	45 c	812	57 a	2,000	40 c	910	177 b	4,029

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Drummondville CA	8.6 b	5.4 b	5.1 c	4.9 c	3.0 d	4.5 c	4.9 d	5.1 d	4.5 b	4.8 b
Zone 1-Drummondville	8.6 b	5.2 b	5.1 c	4.9 c	3.0 d	4.5 c	4.6 d	4.7 d	4.4 b	4.7 b
Zone 2-Peripheral Sectors	**	**	**	n/s	**	4.7 d	13.2 d	11.7 a	8.6 c	9.6 b
Victoriaville CA	13.5 c	11.6 c	4.1 b	5.9 b	3.5 b	3.5 b	3.6 c	4.5 c	4.4 b	4.8 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Drummondville CA	4.8 c	++	8.2 c	++	7.3 c	++	5.0 c	++	7.0 c	++
Zone 1-Drummondville	4.8 c	++	8.2 c	++	7.4 c	++	5.1 c	++	7.0 c	++
Zone 2-Peripheral Sectors	**	**	n/s	n/s	3.0 d	5.0 d	2.5 b	++	2.6 b	**
Victoriaville CA	2.6 c	++	2.2 c	2.0 c	2.1 c	0.8 a	1.5 a	2.9 c	1.5 c	1.3 a

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Montmagny City	**	5.8 a	3.0 c	1.5 a	1.6 a	1.4 a	0.0 b	0.0 b	2.2 a	1.5 a
Saint-Georges CA	13.8 d	26.1 a	12.8 a	9.0 a	6.0 a	6.9 a	8.7 b	11.1 a	8.1 a	8.4 a
Sainte-Marie City	5.9 a	3.0 c	6.9 a	3.1 b	4.5 a	1.5 a	2.4 a	0.8 a	4.8 a	1.8 a
Thetford Mines CA	10.0 a	7.7 a	3.1 a	8.8 b	3.3 a	7.5 a	2.7 a	1.1 a	3.7 a	6.8 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_4 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Montmagny City	333 a	347 a	411 a	429 a	501 a	511 a	505 a	527 a	475 a	487 a
Saint-Georges CA	323 b	331 a	387 a	393 a	474 a	480 a	489 a	490 a	458 a	456 a
Sainte-Marie City	318 a	324 a	371 a	376 a	512 a	519 a	544 a	558 a	483 a	489 a
Thetford Mines CA	310 a	384 a	338 a	373 a	403 a	434 a	455 a	474 a	391 a	422 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.3_4 Number of Private Apartment Units Vacant and Universe in October 2010
by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Montmagny City	2 a	35	2 a	134	5 a	386	0 b	66	10 a	621
Saint-Georges CA	17 a	65	43 a	480	91 a	1,314	23 a	207	174 a	2,066
Sainte-Marie City	1 c	35	6 b	192	9 a	616	1 a	129	17 a	972
Thetford Mines CA	6 a	81	26 b	297	40 a	538	2 a	182	75 a	1,098

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1.1.4_4 Private Apartment Avaliability Rates (%) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Montmagny City	**	5.8 a	3.0 c	3.1 a	1.8 a	1.7 b	0.0 b	0.0 b	2.3 a	2.0 a
Saint-Georges CA	**	26.1 a	13.3 a	9.4 a	6.2 a	7.0 a	8.7 b	11.6 a	8.3 a	8.6 a
Sainte-Marie City	5.9 a	3.0 c	6.9 a	3.7 b	4.7 a	2.1 a	4.0 a	0.8 a	5.1 a	2.3 a
Thetford Mines CA	10.0 a	7.7 a	4.2 a	8.8 b	3.5 a	8.5 a	2.7 a	2.2 a	4.1 a	7.4 a

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Montmagny City	0.9 a	3.3 d	1.8 b	3.7 c	1.5 a	2.6 c	1.1 a	4.1 d	0.8 a	3.2 b
Saint-Georges CA	++	**	++	1.8 c	0.3 b	1.3 a	**	1.0 d	0.9 a	1.3 a
Sainte-Marie City	2.1 b	**	3.1 b	++	1.9 a	0.7 a	1.6 a	3.0 c	1.7 a	1.1 a
Thetford Mines CA	4.3 d	++	2.7 a	2.9 a	2.6 a	2.8 a	1.9 a	3.3 b	2.7 a	4.4 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Baie-Comeau CA	8.0 c	4.6 b	1.8 b	2.9 a	3.0 a	2.5 a	1.9 c	6.2 b	2.7 a	3.4 a
Zone 1 - Secteur Mingan	6.5 c	6.0 a	2.3 b	2.8 a	3.6 c	2.8 a	2.9 c	6.5 b	3.3 b	3.8 a
Zone 2 - Secteur Marquette	12.1 d	**	1.2 a	3.0 a	2.3 b	2.3 b	0.9 d	6.0 d	2.0 a	3.1 b
Sept-Îles CA	2.7 a	1.9 a	0.7 a	0.6 a	0.4 a	0.5 a	0.9 a	0.4 a	0.8 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Baie-Comeau CA	376 a	384 a	454 a	468 a	554 a	564 a	586 a	609 a	517 a	531 a
Zone 1 - Secteur Mingan	386 a	387 a	478 a	488 a	584 a	603 a	609 a	618 a	537 a	548 a
Zone 2 - Secteur Marquette	350 a	371 a	426 a	444 a	521 a	523 a	567 a	598 a	495 a	510 a
Sept-Îles CA	401 a	415 a	459 a	484 a	541 a	570 a	606 a	608 a	518 a	539 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.3_5 Number of Private Apartment Units Vacant and Universe in October 2010 by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Baie-Comeau CA	4 b	88	13 a	450	14 a	567	15 b	232	46 a	1,338
Zone 1 - Secteur Mingan	4 a	68	7 a	246	8 a	284	8 b	127	27 a	725
Zone 2 - Secteur Marquette	**	20	6 a	204	6 b	283	6 d	105	19 b	613
Sept-Îles CA	4 a	209	4 a	721	5 a	990	2 a	478	15 a	2,398

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Baie-Comeau CA	9.4 b	4.6 b	2.0 a	4.3 a	3.2 b	5.6 a	1.9 c	7.6 b	2.9 a	5.4 a
Zone 1 - Secteur Mingan	8.3 c	6.0 a	2.7 b	4.9 a	3.6 c	6.7 a	2.9 c	8.1 a	3.6 b	6.3 a
Zone 2 - Secteur Marquette	12.1 d	**	1.2 a	3.5 b	2.7 b	4.6 c	0.9 d	7.0 c	2.2 a	4.5 b
Sept-Îles CA	3.2 a	1.9 a	0.7 a	0.7 a	0.6 a	0.6 a	0.9 a	0.4 a	0.9 a	0.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Baie-Comeau CA	2.6 c	**	++	4.9 c	1.1 a	4.3 c	++	3.1 c	0.7 b	4.1 b
Zone 1 - Secteur Mingan	2.9 c	4.2 d	++	4.1 c	++	2.9 a	++	2.5 c	0.9 d	2.8 b
Zone 2 - Secteur Marquette	**	**	++	**	2.0 c	5.8 d	1.1 d	3.9 d	++	5.6 c
Sept-Îles CA	2.6 a	4.0 a	2.2 b	5.8 a	1.0 a	5.0 b	0.7 a	3.9 b	0.8 a	4.5 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.1_6 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Gaspé City	0.0 c	3.8 d	0.6 a	6.1 a	0.0 b	2.5 a	0.0 b	0.0 b	0.2 a	3.3 a
Les Îles-de-la-Madeleine MU	**	**	7.3 b	2.4 c	4.9 c	**	**	**	6.0 b	**
Matane CA	2.2 a	7.0 c	2.4 a	5.0 a	1.6 a	1.9 a	1.1 a	0.6 a	1.9 a	3.4 a
Rimouski CA	0.7 b	1.6 c	0.4 b	0.7 a	0.1 b	1.2 a	1.1 d	**	0.4 a	1.2 a
Rivière-du-Loup CA	3.7 a	3.7 a	3.3 a	3.2 a	2.1 a	2.6 a	2.1 a	4.1 a	2.4 a	3.1 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_6 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Gaspé City	363 a	365 a	428 a	447 a	507 a	514 a	548 a	554 a	483 a	494 a
Les Îles-de-la-Madeleine MU	**	**	524 a	540 a	587 a	599 a	708 a	727 a	564 a	585 a
Matane CA	357 a	376 a	416 a	423 a	497 a	511 a	535 a	548 a	459 a	471 a
Rimouski CA	407 a	410 a	486 a	493 a	603 a	611 a	630 a	672 a	549 a	559 a
Rivière-du-Loup CA	343 a	353 a	414 a	425 a	523 a	539 a	578 a	588 a	497 a	511 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_6 Number of Private Apartment Units Vacant and Universe in October 2010
by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Gaspé City	1 d	27	12 a	199	6 a	242	0 b	121	19 a	589
Les Îles-de-la-Madeleine MU	**	**	2 c	86	**	132	**	21	**	244
Matane CA	9 c	135	24 a	472	11 a	583	1 a	164	45 a	1,353
Rimouski CA	10 c	624	10 a	1,385	28 a	2,228	**	592	58 a	4,830
Rivière-du-Loup CA	7 a	190	16 a	496	38 a	1,438	16 a	389	77 a	2,513

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_6 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Gaspé City	0.0 c	3.8 d	0.6 a	6.1 a	0.0 b	2.5 a	0.0 b	0.0 b	0.2 a	3.3 a
Les Îles-de-la-Madeleine MU	**	**	7.3 b	2.4 c	5.8 c	**	**	**	6.4 b	**
Matane CA	2.2 a	7.0 c	2.6 a	5.5 a	1.8 a	2.3 a	1.7 a	0.6 a	2.1 a	3.7 a
Rimouski CA	0.7 b	1.8 c	0.7 a	0.9 a	0.1 b	1.9 b	1.1 d	**	0.5 a	1.6 b
Rivière-du-Loup CA	4.8 a	4.7 a	3.9 a	3.6 a	2.5 a	3.3 a	2.3 a	4.6 a	2.9 a	3.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Gaspé City	**	4.2 d	1.6 a	2.2 a	1.9 a	1.3 a	1.8 a	1.6 a	1.2 a	2.1 a
Les Îles-de-la-Madeleine MU	**	**	1.3 a	5.6 c	1.6 c	3.7 c	++	2.5 a	1.5 b	4.8 b
Matane CA	6.5 a	3.3 b	3.9 b	1.8 a	3.4 a	2.2 a	5.7 b	2.8 a	3.6 a	2.3 a
Rimouski CA	**	++	6.7 c	2.9 b	4.6 d	2.4 c	++	++	6.1 c	1.8 c
Rivière-du-Loup CA	1.9 c	**	2.4 a	2.9 a	2.1 a	1.3 a	2.0 a	0.9 a	1.7 a	1.8 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Alma CA	12.5 a	12.9 a	4.2 a	5.3 a	1.3 a	2.4 a	1.9 a	1.6 a	2.1 a	2.9 a
Zone 1 - Alma South	8.0 a	16.0 a	2.5 a	3.1 a	0.5 a	1.4 a	1.1 a	2.2 a	1.2 a	2.2 a
Zone 2 - Alma North	28.6 a	0.0 a	6.6 a	8.2 a	2.1 a	3.5 a	2.8 a	1.1 a	3.1 a	3.6 a
Dolbeau-Mistassini CA	**	28.6 a	**	1.0 a	6.6 a	7.0 a	3.6 c	8.2 a	7.0 b	6.7 a
Zone 1 - Dolbeau	**	22.2 a	5.1 d	0.0 a	5.9 b	8.4 a	5.4 c	8.9 a	6.4 b	7.2 a
Zone 2 - Mistassini	**	40.0 a	**	3.1 a	8.0 b	4.7 a	0.0 c	6.9 a	8.1 b	5.7 a
Roberval City	0.0 a	0.0 a	13.6 a	10.7 a	3.2 a	3.7 b	0.0 a	1.4 a	5.1 a	5.1 a
Saint-Félicien City	12.3 d	**	2.0 b	5.3 c	5.0 a	4.6 b	5.1 b	8.2 a	4.9 a	5.4 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_7 Private Apartment Average Rents ($) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Alma CA	320 a	324 a	379 a	386 a	449 a	459 a	480 a	503 a	443 a	455 a
Zone 1 - Alma South	326 a	326 a	372 a	378 a	461 a	478 a	482 a	515 a	449 a	467 a
Zone 2 - Alma North	**	316 a	389 a	395 a	436 a	437 a	477 a	488 a	436 a	440 a
Dolbeau-Mistassini CA	308 a	**	371 b	381 a	441 a	458 a	477 a	494 a	438 a	448 a
Zone 1 - Dolbeau	**	**	362 b	375 a	473 a	478 a	495 a	516 a	459 a	460 a
Zone 2 - Mistassini	**	**	**	402 c	381 a	424 a	437 a	453 a	392 a	425 a
Roberval City	308 a	**	364 a	368 a	442 a	455 a	497 a	508 a	431 a	442 a
Saint-Félicien City	323 a	339 a	373 a	375 a	439 a	464 a	505 a	510 a	427 a	448 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_7 Number of Private Apartment Units Vacant and Universe in October 2010 by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Alma CA	4 a	31	15 a	282	26 a	1,087	6 a	369	51 a	1,769
Zone 1 - Alma South	4 a	25	5 a	160	8 a	572	4 a	186	21 a	943
Zone 2 - Alma North	0 a	6	10 a	122	18 a	515	2 a	183	30 a	826
Dolbeau-Mistassini CA	4 a	14	1 a	101	25 a	355	7 a	85	37 a	555
Zone 1 - Dolbeau	2 a	9	0 a	69	19 a	227	5 a	56	26 a	361
Zone 2 - Mistassini	2 a	5	1 a	32	6 a	128	2 a	29	11 a	194
Roberval City	0 a	6	13 a	125	11 b	306	1 a	72	26 a	510
Saint-Félicien City	**	27	5 c	98	14 b	306	6 a	69	27 b	500

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_7 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Alma CA	12.5 a	12.9 a	4.9 a	6.0 a	1.3 a	2.5 a	2.5 a	2.2 a	2.3 a	3.2 a
Zone 1 - Alma South	8.0 a	16.0 a	3.7 a	3.1 a	0.5 a	1.6 a	1.1 a	2.2 a	1.4 a	2.3 a
Zone 2 - Alma North	28.6 a	0.0 a	6.6 a	9.8 a	2.1 a	3.5 a	3.9 a	2.2 a	3.4 a	4.1 a
Dolbeau-Mistassini CA	**	28.6 a	**	1.0 a	6.6 a	8.2 a	3.6 c	8.2 a	7.0 b	7.4 a
Zone 1 - Dolbeau	**	22.2 a	5.1 d	0.0 a	5.9 b	8.8 a	5.4 c	8.9 a	6.4 b	7.5 a
Zone 2 - Mistassini	**	40.0 a	**	3.1 a	8.0 b	7.0 a	0.0 c	6.9 a	8.1 b	7.2 a
Roberval City	0.0 a	0.0 a	13.6 a	10.7 a	3.2 a	3.7 b	0.0 a	1.4 a	5.1 a	5.1 a
Saint-Félicien City	15.2 d	**	3.0 b	5.3 c	5.0 a	4.6 b	5.1 b	8.2 a	5.3 a	5.4 b

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Alma CA	0.7 a	4.3 b	2.7 c	3.0 d	++	1.7 b	3.3 c	2.9 b	1.3 a	1.7 b
Zone 1 - Alma South	**	6.3 c	3.6 d	**	0.8 d	1.4 a	1.3 a	2.8 a	1.2 a	1.7 b
Zone 2 - Alma North	**	**	**	3.1 d	++	1.9 c	5.4 d	3.1 d	++	1.8 c
Dolbeau-Mistassini CA	**	**	++	++	-0.7 b	7.5 b	-4.8 c	**	++	7.3 b
Zone 1 - Dolbeau	**	**	++	++	++	5.5 d	-7.9 c	**	++	5.2 d
Zone 2 - Mistassini	**	n/s	++	**	-0.6 b	11.7 d	0.9 a	++	1.0 d	11.1 c
Roberval City	**	**	1.1 a	**	1.5 a	3.0 a	++	1.8 b	0.8 a	1.9 a
Saint-Félicien City	-5.7 d	**	1.5 c	1.5 a	0.6 a	4.0 b	0.6 a	0.8 a	0.3 b	3.1 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Joliette CA	5.8 d	6.0 b	3.8 c	3.2 b	2.5 a	1.3 a	1.9 c	1.8 c	2.8 a	2.1 a
Joliette	**	5.9 b	4.4 c	4.0 b	3.3 c	1.6 b	2.9 c	2.2 c	3.8 b	2.7 a
St-Charles-Borromée/N.-D.-des-Pr	0.0 d	**	**	0.8 a	1.8 c	1.2 a	0.3 b	1.2 d	1.5 a	1.2 a
Lachute CA	6.9 b	14.0 c	3.4 a	6.3 b	1.4 a	6.6 a	4.2 b	2.4 b	2.7 a	6.3 a
Mont-Laurier City	8.6 a	5.9 b	4.9 a	5.9 a	3.8 a	5.0 a	5.3 c	2.4 c	4.8 a	5.1 a
Prévost City	**	**	3.4 d	2.5 a	**	**	**	**	**	3.6 d
Rawdon MU	**	**	4.2 c	1.1 a	2.1 b	2.4 b	0.0 b	0.0 a	2.6 b	1.6 b
Saint-Lin-des-Laurentides City	**	**	0.0 b	1.5 d	0.5 b	2.0 a	1.8 c	3.5 d	1.0 a	2.6 a
Sainte-Adèle City	**	**	5.8 c	2.8 b	3.5 d	4.3 c	1.3 d	7.2 b	4.0 c	4.2 b
Sainte-Sophie MU	0.0 a	**	7.1 a	0.0 a	0.0 c	2.6 a	0.0 a	0.0 a	1.3 a	3.1 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_8 Private Apartment Average Rents ($) by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Joliette CA	394 a	408 a	450 a	455 a	564 a	586 a	614 a	641 a	542 a	561 a
Joliette	401 a	409 a	450 a	455 a	555 a	570 a	626 a	653 a	528 a	545 a
St-Charles-Borromée/N.-D.-des-Pr	341 c	388 b	449 a	454 a	572 a	600 a	596 a	616 a	561 a	583 a
Lachute CA	357 a	378 a	426 a	430 a	519 a	543 a	541 a	565 a	489 a	510 a
Mont-Laurier City	388 a	377 a	412 a	412 a	499 a	500 a	533 a	546 a	463 a	466 a
Prévost City	**	**	510 a	527 a	550 b	595 c	664 c	683 c	539 a	560 a
Rawdon MU	373 a	380 a	397 a	424 a	518 a	577 a	581 a	596 a	490 a	537 a
Saint-Lin-des-Laurentides City	**	**	422 a	427 a	551 a	579 a	635 a	661 a	540 a	563 a
Sainte-Adèle City	458 b	450 b	493 a	510 a	578 a	601 a	636 a	642 a	555 a	570 a
Sainte-Sophie MU	389 a	**	459 a	483 a	452 a	522 a	610 d	663 a	456 a	512 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_8 Number of Private Apartment Units Vacant and Universe in October 2010 by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Joliette CA	16 b	275	31 b	965	37 a	2,746	15 c	832	100 a	4,819
Joliette	15 b	254	29 b	730	21 b	1,328	11 c	502	76 a	2,814
St-Charles-Borromée/N.-D.-des-Pr	**	21	2 a	236	16 a	1,419	4 d	330	24 a	2,005
Lachute CA	6 c	45	14 b	213	31 a	474	3 b	129	54 a	861
Mont-Laurier City	5 b	88	24 a	404	25 a	505	3 c	135	57 a	1,132
Prévost City	**	**	1 a	47	**	10	**	12	3 d	71
Rawdon MU	**	12	1 a	91	5 b	213	0 a	54	6 b	370
Saint-Lin-des-Laurentides City	**	**	1 d	69	5 a	236	2 d	58	10 a	369
Sainte-Adèle City	**	25	5 b	194	12 c	286	6 b	84	25 b	588
Sainte-Sophie MU	**	**	0 a	15	1 a	38	0 a	5	2 a	64

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_8 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Joliette CA	**	7.1 b	3.9 c	4.0 b	2.6 a	1.7 b	1.9 c	2.2 c	2.9 a	2.6 a
Joliette	7.0 c	7.1 b	4.4 c	4.6 b	3.4 c	1.8 b	2.9 c	2.9 c	3.9 b	3.2 b
St-Charles-Borromée/N.-D.-des-Pr	0.0 d	**	2.1 c	2.1 c	1.9 c	1.6 c	0.3 b	1.2 d	1.6 c	1.6 c
Lachute CA	6.9 b	14.0 c	3.9 a	9.4 b	2.2 a	8.2 a	5.0 b	2.4 b	3.3 a	7.9 a
Mont-Laurier City	8.6 a	7.0 a	5.4 a	6.9 a	4.3 a	5.2 a	6.8 b	2.4 c	5.3 a	5.6 a
Prévost City	**	**	3.4 d	2.5 a	**	**	**	**	**	5.5 d
Rawdon MU	**	**	4.2 c	1.1 a	2.1 b	2.4 b	0.0 b	0.0 a	2.6 b	1.6 b
Saint-Lin-des-Laurentides City	**	**	**	1.5 d	3.9 d	2.0 a	**	3.5 d	**	2.6 a
Sainte-Adèle City	**	**	5.8 c	3.9 c	3.9 d	4.3 c	2.5 c	8.5 b	4.6 c	4.8 b
Sainte-Sophie MU	0.0 a	**	7.1 a	0.0 a	0.0 c	2.6 a	0.0 a	0.0 a	1.3 a	3.1 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Joliette CA	++	1.4 d	3.0 b	2.7 b	3.8 c	++	2.7 c	4.2 d	3.2 c	1.3 a
Joliette	++	**	3.1 c	2.6 c	4.7 c	++	2.8 c	1.3 d	3.8 c	1.1 a
St-Charles-Borromée/N.-D.-des-Pr	**	**	**	3.1 d	2.7 c	++	**	**	2.3 c	++
Lachute CA	4.4 c	**	4.4 c	1.7 a	2.5 a	2.4 a	5.3 b	**	2.9 a	3.0 a
Mont-Laurier City	5.5 b	++	1.6 b	++	5.8 c	1.9 b	12.2 d	2.9 c	4.7 b	0.6 a
Prévost City	**	**	3.3 b	5.4 a	2.6 c	**	++	**	2.2 c	5.8 c
Rawdon MU	++	++	**	++	3.7 c	5.2 d	**	++	3.0 d	3.7 d
Saint-Lin-des-Laurentides City	**	**	4.4 d	3.4 d	2.5 c	2.2 c	3.9 c	3.5 c	2.8 b	2.4 c
Sainte-Adèle City	++	++	++	4.7 c	1.4 d	4.0 c	++	2.9 c	++	5.5 c
Sainte-Sophie MU	**	**	3.2 a	**	5.3 d	8.8 a	**	20.6 a	**	9.0 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Cowansville CA	19.2 a	16.6 d	5.0 a	3.3 b	4.7 a	4.1 a	4.0 a	5.1 b	5.1 a	4.5 a
Granby CA	**	**	5.8 d	4.4 c	2.8 b	3.9 c	3.1 d	3.7 d	4.0 c	4.0 b
Saint-Hyacinthe CA	9.7 b	7.6 c	4.4 c	5.6 d	2.6 c	4.5 d	2.5 c	**	3.4 b	4.3 c
Saint-Jean-sur-Richelieu CA	**	14.8 c	**	2.2 c	1.3 a	2.1 c	1.0 d	3.6 d	1.8 c	3.0 c
Zone 1 - Saint-Jean	**	15.0 d	**	2.3 c	1.5 a	2.5 c	1.3 d	4.9 d	2.2 c	3.7 c
Zone 2 - Iberville	**	**	0.0 c	0.0 d	0.4 b	2.1 c	0.0 c	0.0 c	0.3 b	1.4 a
Zone 3 - Saint-Luc	n/s	n/s	**	**	1.4 d	0.0 c	0.0 c	0.4 b	**	0.2 b
Salaberry-de-Valleyfield CA	3.5 d	3.2 d	3.9 d	0.9 a	4.4 c	3.2 d	2.9 c	**	4.0 b	2.3 b
Sorel-Tracy CA	14.1 c	9.0 c	6.9 b	5.5 a	2.9 a	3.3 a	4.6 b	4.5 b	4.2 a	4.0 a
Zone 1 - Sorel	**	**	7.2 c	7.2 b	2.7 a	3.0 a	**	3.1 d	3.7 b	3.8 b
Zone 2 - Peripheral Sectors	9.6 a	8.1 a	6.7 a	4.3 b	3.2 b	3.8 a	5.3 a	4.9 b	4.7 a	4.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_9 Private Apartment Average Rents ($) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Cowansville CA	352 a	361 a	408 a	409 a	510 a	527 a	542 a	552 a	487 a	500 a
Granby CA	400 b	403 a	440 a	478 a	540 a	581 a	596 a	643 a	513 a	554 a
Saint-Hyacinthe CA	409 a	405 a	456 a	458 a	551 a	561 a	634 a	645 a	536 a	542 a
Saint-Jean-sur-Richelieu CA	393 a	406 a	470 a	485 a	577 a	585 a	629 a	641 a	565 a	576 a
Zone 1 - Saint-Jean	394 a	406 a	473 a	486 a	567 a	575 a	616 b	623 a	550 a	560 a
Zone 2 - Iberville	**	**	423 a	449 a	550 a	560 a	594 b	637 a	545 a	567 a
Zone 3 - Saint-Luc	n/s	n/s	**	**	646 b	651 a	704 b	712 a	663 a	674 a
Salaberry-de-Valleyfield CA	397 a	417 a	433 a	442 a	543 a	543 a	553 a	589 b	506 a	512 a
Sorel-Tracy CA	315 a	337 a	407 a	415 a	481 a	491 a	529 a	542 a	469 a	479 a
Zone 1 - Sorel	306 b	**	395 a	397 a	489 a	492 a	533 a	543 a	474 a	478 a
Zone 2 - Peripheral Sectors	319 b	337 a	414 a	428 a	471 a	489 a	528 a	542 a	465 a	480 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_9 Number of Private Apartment Units Vacant and Universe in October 2010 by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cowansville CA	9 d	51	13 b	399	35 a	852	18 b	357	75 a	1,660
Granby CA	**	271	86 c	1,927	176 c	4,517	27 d	722	299 b	7,437
Saint-Hyacinthe CA	36 c	468	83 d	1,477	153 d	3,416	**	1,168	284 c	6,529
Saint-Jean-sur-Richelieu CA	47 d	319	31 c	1,420	86 c	4,129	80 d	2,201	245 c	8,069
Zone 1 - Saint-Jean	47 d	315	31 c	1,333	75 c	2,960	78 d	1,593	231 c	6,201
Zone 2 - Iberville	**	**	0 d	75	11 c	551	0 c	198	11 a	827
Zone 3 - Saint-Luc	n/s	n/s	**	**	0 c	619	2 b	410	2 b	1,041
Salaberry-de-Valleyfield CA	4 d	125	5 a	602	37 d	1,166	**	275	51 b	2,167
Sorel-Tracy CA	5 c	61	31 a	572	61 a	1,834	16 b	349	113 a	2,816
Zone 1 - Sorel	**	12	17 b	237	31 a	1,033	2 d	80	52 b	1,362
Zone 2 - Peripheral Sectors	4 a	50	14 b	335	30 a	800	13 b	269	62 a	1,454

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_9 Private Apartment Availability Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Cowansville CA	21.1 a	16.6 d	5.5 a	3.3 b	4.8 a	4.5 a	4.3 a	5.1 b	5.4 a	4.7 a
Granby CA	**	**	**	4.8 c	3.2 c	4.2 c	3.1 d	3.7 d	4.5 c	4.3 b
Saint-Hyacinthe CA	9.7 b	9.3 c	4.4 c	5.6 d	2.6 c	4.5 d	2.5 c	**	3.4 b	4.5 c
Saint-Jean-sur-Richelieu CA	**	14.8 d	**	2.2 c	1.7 c	2.3 c	1.5 c	3.6 d	2.2 b	3.1 c
Zone 1 - Saint-Jean	**	15.0 c	**	2.3 c	1.8 c	2.6 c	**	4.9 d	2.5 c	3.8 c
Zone 2 - Iberville	**	**	0.0 c	0.0 d	0.7 a	2.4 c	3.4 d	0.0 c	1.2 a	1.6 c
Zone 3 - Saint-Luc	n/s	n/s	**	**	**	0.6 b	0.0 c	0.4 b	1.5 d	0.5 b
Salaberry-de-Valleyfield CA	3.5 d	3.2 d	3.9 d	0.9 a	4.4 c	3.3 d	2.9 c	**	4.0 b	2.4 b
Sorel-Tracy CA	14.1 c	9.0 c	6.9 b	5.5 a	3.0 b	3.4 a	4.6 b	4.5 b	4.3 a	4.1 a
Zone 1 - Sorel	**	**	7.2 c	7.2 b	2.8 a	3.0 a	**	3.1 d	3.8 b	3.8 b
Zone 2 - Peripheral Sectors	9.6 a	8.1 a	6.7 a	4.3 b	3.2 b	3.9 a	5.3 a	4.9 b	4.7 a	4.3 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Cowansville CA	++	++	1.4 a	0.7 a	1.9 c	1.5 a	1.9 b	1.7 b	0.8 a	2.0 a
Granby CA	++	5.5 d	2.9 b	2.5 b	2.4 b	1.9 b	2.0 c	2.4 b	2.3 a	2.6 b
Saint-Hyacinthe CA	2.9 c	++	2.5 c	++	1.5 c	1.1 a	++	++	1.6 c	1.0 d
Saint-Jean-sur-Richelieu CA	**	**	**	4.1 d	5.0 c	3.9 c	3.8 d	**	4.1 c	4.0 c
Zone 1 - Saint-Jean	**	**	**	4.2 d	5.4 d	3.9 d	4.2 d	**	4.3 d	4.2 c
Zone 2 - Iberville	n/s	**	5.4 d	++	5.2 d	2.9 c	4.1 d	++	5.0 d	1.5 d
Zone 3 - Saint-Luc	n/s	n/s	**	**	2.3 c	4.9 d	1.4 d	**	1.9 c	5.0 d
Salaberry-de-Valleyfield CA	**	++	**	++	3.2 d	**	++	**	2.2 c	1.6 c
Sorel-Tracy CA	8.9 b	1.8 b	6.0 b	1.7 b	3.7 b	3.0 a	++	2.3 b	3.3 a	2.6 a
Zone 1 - Sorel	**	**	5.8 c	**	3.3 c	2.2 b	++	**	3.4 b	2.3 a
Zone 2 - Peripheral Sectors	++	4.2 b	6.2 a	1.8 b	4.1 b	3.9 a	0.6 b	2.3 b	3.3 a	2.9 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_10 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
La Tuque CA	27.3 a	9.6 a	17.3 a	13.4 a	7.2 a	9.3 a	4.1 a	8.2 a	10.1 a	10.3 a
Shawinigan CA	**	**	6.5 b	10.4 c	4.6 b	6.2 b	4.9 b	5.9 b	5.3 b	6.9 b
Zone 1-Downtown	**	**	4.6 c	**	4.1 c	5.9 c	3.5 c	6.1 c	4.3 b	7.0 b
Zone 2-Northeastern Sector	**	**	**	**	6.4 c	9.4 c	**	**	6.6 b	8.4 b
Zone 3-Shawinigan-Sud	**	**	3.7 d	9.9 c	2.2 c	3.6 d	2.0 c	3.0 c	2.8 b	4.7 c
Zone 4-Grand-Mère/Saint-Georges	21.7 a	9.0 a	10.3 c	16.1 d	3.3 c	2.4 c	6.7 c	6.9 c	6.0 b	6.1 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_10 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
La Tuque CA	316 a	325 a	346 a	357 a	398 a	405 a	459 a	469 a	393 a	403 a
Shawinigan CA	314 b	316 a	361 a	367 a	422 a	439 a	443 a	464 a	415 a	432 a
Zone 1-Downtown	307 b	325 b	349 a	359 a	393 a	405 a	403 b	420 a	382 a	398 a
Zone 2-Northeastern Sector	**	**	371 a	376 a	406 a	409 a	453 a	480 a	415 a	424 a
Zone 3-Shawinigan-Sud	290 b	**	369 a	375 a	489 b	526 a	469 b	484 a	451 a	483 a
Zone 4-Grand-Mère/Saint-Georges	331 a	**	353 a	355 a	418 a	440 a	437 a	460 a	409 a	427 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_10 Number of Private Apartment Units Vacant and Universe in October 2010
by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
La Tuque CA	2 a	22	29 a	213	33 a	353	12 a	151	76 a	739
Shawinigan CA	**	73	83 c	797	160 b	2,568	74 b	1,256	322 b	4,694
Zone 1-Downtown	**	33	**	171	22 c	371	18 c	301	62 b	876
Zone 2-Northeastern Sector	**	13	**	247	105 c	1,114	**	496	156 b	1,870
Zone 3-Shawinigan-Sud	**	16	20 c	203	20 d	555	7 c	232	47 c	1,007
Zone 4-Grand-Mère/Saint-Georges	1 a	11	28 d	176	13 c	527	16 c	228	57 b	941

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
La Tuque CA	36.4 a	9.6 a	17.8 a	13.9 a	7.8 a	9.9 a	5.5 a	8.9 a	11.0 a	10.8 a
Shawinigan CA	18.2 d	**	6.7 b	11.0 c	4.7 b	6.4 b	5.2 b	6.2 c	5.5 a	7.2 b
Zone 1-Downtown	**	**	4.6 c	**	4.1 c	6.2 c	3.5 c	6.1 c	4.3 b	7.2 b
Zone 2-Northeastern Sector	**	**	**	**	6.6 c	9.4 c	**	**	6.8 b	8.6 b
Zone 3-Shawinigan-Sud	**	**	4.3 d	9.9 c	2.2 c	3.8 d	2.6 c	3.0 c	3.1 c	4.8 c
Zone 4-Grand-Mère/Saint-Georges	27.9 a	9.0 a	10.3 c	18.3 d	3.3 c	2.9 b	7.6 b	6.9 c	6.4 b	6.8 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
La Tuque CA	++	++	1.4 a	3.7 b	2.0 a	1.6 b	0.6 a	2.4 a	1.5 a	2.3 a
Shawinigan CA	++	**	1.6 c	2.3 c	1.9 c	4.2 c	1.9 c	4.3 c	2.2 c	4.4 b
Zone 1-Downtown	**	**	++	**	++	**	++	**	**	4.8 d
Zone 2-Northeastern Sector	**	**	++	++	**	**	**	5.3 d	**	6.2 c
Zone 3-Shawinigan-Sud	**	**	2.9 c	**	1.2 a	**	++	4.2 d	1.8 c	3.3 d
Zone 4-Grand-Mère/Saint-Georges	**	**	++	1.4 c	1.5 a	1.3 a	++	0.8 d	0.6 b	1.5 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Québec - October 2010

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Montréal CMA	2.7 a	4.2 b	2.5 a	2.7 a
Québec CMA	1.6 a	1.7 a	0.6 a	1.0 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Québec - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Montréal CMA	**	526 a	1,001 c	627 a	1,144 c	700 a	1,341 d	860 a
Québec CMA	**	492 a	836 d	600 a	952 b	692 a	935 d	824 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Québec - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Montréal CMA	**	**	934 c	1,001 c	1,070 b	1,144 c	1,111 c	1,341 d	1,040 b	1,125 b
Québec CMA	**	**	762 c	836 d	829 b	952 b	979 c	935 d	839 b	907 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Québec - October 2010

Condo Sub Area	Condominium Universe		Rental Units		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Montréal CMA	101,433	107,261	9,848 a	10,081 a	9.7 a	9.4 a	2.7 a	4.2 b
Québec CMA	20,326	21,718	1,618 a	1,764 a	8.0 a	8.1 a	1.6 a	1.7 a

[1]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Québec - October 2010

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Montréal CMA										
Single Detached	n/s	n/s	518 c	507 c	628 d	598 c	849 c	919 c	695 c	753 c
Semi detached, Row and Duplex	n/s	n/s	555 c	516 b	637 a	659 a	782 b	773 a	661 a	664 a
Other-Primarily Accessory Suites	n/s	n/s	505 b	501 c	586 b	684 c	774 c	**	617 b	604 c
Total	n/s	n/s	533 b	512 b	622 a	660 a	788 a	791 a	650 a	663 a
Québec CMA										
Single Detached	n/s	n/s	431 c	513 d	**	606 d	791 d	792 d	705 d	645 c
Semi detached, Row and Duplex	n/s	n/s	568 d	491 c	599 b	655 b	707 b	773 c	632 b	646 b
Other-Primarily Accessory Suites	n/s	n/s	448 c	496 b	606 b	601 c	701 b	617 c	580 b	564 b
Total	n/s	n/s	493 b	499 b	621 b	629 b	728 b	731 b	626 a	617 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Québec - October 2010

	Estimated Number of Households in Other Secondary Rented Units[1]			
	Oct-09		Oct-10	
Montréal CMA				
Single Detached	23,040	c	22,700	b
Semi detached, Row and Duplex	111,189	b	149,064	a
Other-Primarily Accessory Suites	64,959	b	32,957	c
Total	199,188	a	204,721	a
Québec CMA				
Single Detached	5,646	b	9,492	b
Semi detached, Row and Duplex	11,966	b	13,975	a
Other-Primarily Accessory Suites	10,850	b	13,217	d
Total	28,462	a	36,685	b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

CMHC—HOME TO CANADIANS

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Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

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